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| Planning Committee Date | June 14 2022 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 19/1324/FUL |
| Site | 102 - 108 Shelford Road, Cambridge, CB2 9NF |
| Ward / Parish | Trumpington |
| Proposal | Refurbishment and extension of existing semi-detached dwelling known as 102-104 Shelford Road to create 6no. flats. Demolition of semi-detached dwelling (known as 106-108 Shelford Road) and erection of three storey apartment block (containing six flats) all with associated parking and landscaped amenity areas. |
| Applicant | C/O Bidwells |
| Presenting Officer | Mary Collins |
| Reason Reported to Committee | Third party representations |
| Member Site Visit Date | N/A |
| Key Issues | 1.Design and appearance 2.Impact on neighbours |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The proposal would result in the loss of four family sized dwellings. However, the proposal would create twelve flats which would result in an increase in the housing stock. Eleven of these units would be accessible and all meet internal space standards. All have direct access to outdoor private amenity space. The proposal would provide a good level of amenity for future occupiers and would not have a detrimental impact on the visual amenities of the surrounding area nor a detrimental impact on the amenity of adjacent residential properties. Whilst objections have been raised by third parties, none of these amount to reasons for refusal. Given the context of the site, the redevelopment proposal is appropriate.
- 1.2 Officers recommend that the planning application is approved.

2.0 Site Description and Context

| | | | |
|---|--|-------------------------|---|
| None-relevant | | Tree Preservation Order | |
| Conservation Area | | Local Nature Reserve | |
| Listed Building | | Flood Zone 1 | X |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

- 2.1 The application site is located on the north-western corner of the junction of Shelford Road and Addenbrooke's Road and currently comprises two pairs of semi-detached dwellings, 102-104 and 106 - 108 Shelford Road. These are two storeys with hipped roofs. Immediately adjacent to 102 Shelford Road is the detached property at 100 Shelford Road. Adjoining the site to the southwest is Trumpington Place, a residential development accessed off Addenbrooke's Road. Opposite the site are residential dwellings of a similar scale and appearance.
- 2.2 Shelford Road has been developed from the early 20th Century and is predominantly residential use with a mix of housing types, including detached and semi-detached houses of 2-2.5 storeys. Addenbrooke's Road has been developed more recently (early 21st Century) to create a direct link to Addenbrooke's Hospital and provides an entrance to the recent Clay Farm development. The site area measures approximately 0.14 hectares.
- ### 2.3 The Proposal
- 2.4 Refurbishment and extension of existing semi-detached dwelling known as 102-104 Shelford Road to create 6no. flats. Demolition of semi-detached

dwelling (known as 106-108 Shelford Road) and erection of three storey apartment block (containing six flats) all with associated parking and landscaped amenity areas.

- 2.5 An external 'Cyclehoop Bikehanger' (2550x2030x1365mm) with 6 hooped stands for 12 cycles is proposed to the front of the refurbished building and an internal cycle store is proposed within the footprint of the new build.
- 2.6 The car parking provision on-site entails three visitor spaces and three allocated parking spaces (one of which is disabled). The existing pair of dwellings to be refurbished would be extended at two storey level to the side closest to 100 Shelford Road forming a gable which would extend to the front and the rear. A two storey rear extension with a flat roof is also proposed. To the rear elevation, the three first floor flats would have balconies. Each of the balconies would have screens to prevent sideways views into other balconies in the building but also to prevent overlooking into the rear garden of 100 Shelford Road.
- 2.7 The new building would have two storey gables to each end with a recessed central gable to the front elevation. To the rear the two storey gables would project marginally. In the rear roof-space would be a residential unit with a balcony.
- 2.8 The front elevation of the new building would be constructed in a buff brick with areas of render and a slate roof.
- 2.9 The bin store to the new build would be integrated within the building and accessed internally and externally from the front of the building. The bin store to the refurbished building would be sited on the side elevation of the building and would be accessed externally. It would have ventilated doors and would be covered with a flat roof.
- 2.10 The application has been amended to address representations and further consultations have been carried out as appropriate.

3.0 Relevant Site History

None

4.0 Policy

4.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

4.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 14: Areas of Major Change and Opportunity Areas

Policy 28: Sustainable design and construction, and water use

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 53: Flat conversions

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 68: Open space and recreation provision through new development

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

4.3 Neighbourhood Plan

N/A

4.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

5.0 Consultations

6.1 County Highways Development - No objection.

Recommend conditions:

- no demolition or construction works shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority.
- All deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs seven days a week
- Prior to the first occupation of the proposed residential units that the existing accesses to 102-104 and 106-108 Shelford Road shown on drawing number DR-A-0001Rev PL2 be removed and returned to grass verge broadly in accordance with the scheme shown on drawing number DR-A-0002 PL3. These works are to include for the removal of all hard paving, subgrade and the like.

6.2 Sustainable Drainage Officer – No objection

The proposals have indicated a surface water drainage strategy but there is no site specific infiltration testing however, as there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

6.3 Lead Local Flood Authority – No objection

Surface water from the proposed development can be managed through the use of permeable paving across all hardstanding areas of the development before infiltrating into the ground beneath the site. In the event that infiltration testing fails and is not feasible at the development, a connection could be made to the Anglian Water surface water sewer in Shelford Road, discharging at a rate of 2.0l/s. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Requests a surface water condition and informatives in relation to:

- Infiltration
- Pollution Control

6.4 Environment Agency - No comments

6.5 Anglian Water - No comments.

6.6 Urban Design – No objection

The proposed schemes (102-104 and 106-108 Shelford Road) remain at 2.5 storeys but have a significantly larger footprint than the four existing semi-detached houses.

Given the sites location at this junction, the increased scale and massing to the proposed buildings are, in principle, considered acceptable in urban design terms. However, the proposed scheme is a high density for the area and it starts to give an indication as to why some functional issues have arisen. The applicant hasn't stated what the density of the proposed development will be – but as the site area measures approximately 0.14 ha with a proposed 12 units, the scheme is approximately 86 dph.

Elevations and Materials

The materials presented in the Design & Access Statement and shown on the drawings 'present a material palette appropriate to the area. As such the façade materials shown are acceptable but will need to be covered by condition should the application be approved.

The revised drawings include changes to the site layout, private amenity, and bike storage.

The Proposed Site Plan (DR-A-0006, PL5) shows a revised landscape and parking arrangement, with the private amenity of Flats 2 & 3 (102-104 Shelford Road) to the rear of the property. The private amenity in this location will be less exposed to traffic noise greatly improving the quality of this space, and as such is considered an acceptable approach.

The 'Landscape General Arrangement' (UDS44167-A1-0201, rev L) now shows a 'Cyclehoop Bikehanger' (2550x2030x1365mm) which offers a structure that is significantly reduced in height and depth than previously proposed. The reduced scale resolves our concerns around the prominence of the bike store at the front of the building and its potential impact to the neighbouring dwelling, no. 100 Shelford Road. However, the proposed location of the cycle store still requires part removal of the planted boundary.

As noted previously, the applicant will need to retain a boundary threshold with the neighbouring dwelling (no. 100 Shelford Road) and as such, the bike store should be brought forward by c.1m to allow space for the planted boundary to continue behind it.

The depth of the cycle storage unit shown on plan is also inaccurate, measuring at 1550mm, when its actual depth is wider at 2030mm. The drawings should be amended to show the accurate cycle store dimensions and its revised location. This will lead to subsequent alterations to the proposed landscaping and access path from Shelford Road. The issues noted above can be resolved by way of an appropriately worded condition, should the application be approved.

Policy 28 requires all new residential units to reduce carbon emissions by 44% compared to Part L 2006 (or 19% compared to Part L 2013) and for all units to secure potable water use of no more than 110 litres/person/day. While some of this information can be dealt with by way of planning conditions, clarification is required to confirm that the new policy requirements, particularly those related to energy and carbon reduction, can be met without the need for any alterations to the design of the development. This information should take the form of a Carbon Reduction Statement and a water efficiency specification. Given that this scheme is for apartments, the carbon reduction requirements should be calculated using the Block Compliance method for the new apartment block only. The water efficiency requirements apply to all units.

The water efficiency specification shows achievement of water efficiency across six of the units of 108.9 litres/person/day which meets the requirements of policy 28 of the Local Plan. It should be noted that with regards to water efficiency, it will be expected that this specification will be applied to all of the additional residential units being created as part of these proposals.

With regards to energy and carbon reduction, the submitted Energy Statement shows that via a combination of fabric improvements and the use of photovoltaic panels, carbon emission reductions for the new apartment block of 20.11% beyond the Part L 2013 compliant baseline will be achieved, which again, meets the requirements of policy 28. A condition is recommended to secure implementation of the energy strategy.

6.8 Landscape Officer – No objection

The proposed site plan (DR-A-0006, PL5) shows a revised landscape and parking arrangement with the private amenity of Flats 2 & 3 (102-104 Shelford Road) to the rear of the property where it is less exposed to traffic noise and is considered acceptable. The proposed hard and soft landscape proposals are acceptable. A condition requiring a landscape maintenance and management plan will be attached.

6.9 Ecology Officer – No objection

The Preliminary Ecological Appraisal prepared by Applied Ecology identifies the building as having low potential to support roosting bats with limited access to roof space for thorough internal inspection, it therefore recommends additional bat emergence surveys on the buildings to be demolished and renovated. If minded to approve, the number, specification and locations to be provided on a drawing prior to determination or secured via condition. Would also request that all existing or proposed boundary walls or fences include suitable provision (min 150mm x 150mm) of gaps to make them permeable to hedgehogs and amphibians. The proposed net loss of garden land to the proposed development should be mitigated by a landscape scheme that provides higher quality retained habitats including

native and non-native planting that encourages biodiversity by providing nesting / roosting cover, berries, flowers etc. Recommend that this is secured within a suitable landscaping condition. To comply with SUDs policy 31(f) the proposed flat roof bike shelter incorporate a biodiverse green roof to maximize biodiversity net gain on the site. Additional Bat Survey - Content with survey effort and that bat roosts are unlikely to be a constraint of the proposed application.

6.10 **Environmental Health** – No objection

The proposed development is located on a busy road where noise levels are known to be high. The ground floor flats in 102-104 Shelford Road would have external amenity spaces overlooking Shelford Road. The applicant has now addressed the concerns associated with these areas submitting amended plans including the '*Landscape General Arrangement*' drawing (Ref: UDS44167-A1-0201 Rev L) dated 5th November 2020 which shows the relocations of the two external amenity spaces to the rear of 102-104 Shelford Road. The Noise Survey and Assessment (Ref: 18038-003 Rev A) produced by Philip Acoustics Ltd and dated November 2020 has been amended to incorporate these changes. These changes are considered acceptable.

Standard conditions:

- construction hours
- collection during construction
- construction/demolition noise/vibration & piling
- dust condition
- Bespoke condition: Acoustic assessment compliance condition – Residential Units
- Electric Vehicle Charge Points – Communal Parking

6.11 **Police Architectural Liaison Officer** – No objection

There is no mention of security or crime prevention in the Design and Access or Planning statements. While this might be an acceptable layout in relation to community safety and crime prevention it would be good to see what crime prevention measures will be proposed/adopted particularly in relation to building security, access control, boundary treatments and lighting. In relation to the cycle store which appears to be robust and well lit, it would be nice to see the locking system and how secure the roof is. With the level of cycle theft in Cambridge City the doors should have self-closers, be lockable or included on an access control system and have easy egress to ensure that no-one can get locked in. The egress should not be accessible from outside. Note that an access control system will be in use.

6.12 **Developer Contributions Monitoring Unit** – No objection

Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where financial contributions should not be sought from small scale development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the

Written Ministerial Statement of 28 November 2014 and should be taken into account. The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no financial planning obligation is considered necessary.

6.13 **Waste** – No objection.

A managing agent will be moving the bins to the collection point (kerbside).

7.0 Third Party Representations

7.1 6 representations have been received.

7.2 All the representations are objections and have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Intensification of use and loss of family homes
- Lack of affordable housing
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Highway safety
- Car parking and parking stress
- Cycle parking provision
- Loss of biodiversity
- Impact on and loss of trees
- Flooding/surface water/sewerage

8.0 Member Representations

-None received

8.1 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Local Groups / Petition

9.1 Not applicable

10.0 Assessment

10.1 Principle of Development

10.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable,

cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 10.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 10.4 Policy 53 requires proposals to convert a single family dwelling house into self-contained flats will be permitted where proposed room sizes meet minimum room sizes, the ground or lower ground floor includes a family unit (two bedroom plus) with garden access; no negative impact on the amenity or character of the area or on highway safety in streets already experiencing parking stress; good standard of amenity for its occupiers and is designed to avoid cumulative and negative impacts on neighbouring residential properties; and appropriate refuse, recycling and cycle storage to serve the development.
- 10.5 The existing houses are not Listed buildings or Buildings of Local Interest (BLI) and Officers take the view that they are not worthy of such protection therefore the principle of demolition and extensive modification is considered acceptable.
- 10.6 The proposal would not provide two family units (two bedroom plus) at ground floor and would therefore not meet criterion b of Policy 53. However, in this instance owing to constraints of the existing walls to the existing pair of dwellings to be converted, the proposals cannot physically accommodate additional bedrooms to the ground floor units as a 2-bedroom unit according to space standards would require a minimum of 61m².
- 10.7 The proposed one bedspace, two person dwellings provide an average space of 52m² which is considered a comfortable size for two persons to share, however the footprint of the units does not allow for 2 bed units and there are impediments to providing two family units at ground floor in the converted/extended building.
- 10.8 It is noted that if the existing pair of semi-detached properties at 102-104 Shelford Road had been proposed to be demolished and replaced, there would be no policy requirement for these family homes to be replaced with another family home or with family accommodation at the ground floor. As mentioned previously there is no policy requirement that the replacement building (on site of 102-104 Shelford Road) provides family sized units on the ground floor and this is acceptable. However, it does provide a 3 person, two bed unit at ground floor level. To sum up, two family homes are being lost as a result of the demolition of the existing dwellings at 102-104 Shelford Road. In this instance it is considered that the loss of two-family dwellings is weighed up against the gain in housing stock of 6 units which replace them.

- 10.9 The principle of the development is acceptable and in general accordance with policies 52 and 53.
- 10.10 **Design, Layout, Scale and Landscaping**
- 10.11 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.12 The proposed replacement building still reads as a domestic scale building and is a similar height to the refurbished building with the two buildings being of a similar appearance. The two buildings allow views between them and through to Trumpington Place beyond. It would also respect views out of Trumpington Place and relate well to the junction. The proposed replacement building is broken down into three different elements which help to reduce the overall scale and massing of the development. The position of the replacement building is still broadly in line with the prevailing building line and is considered acceptable.
- 10.13 A boundary condition is recommended to ensure that the altered planting to the frontage is of an adequate quality. This maintains a varied and suburban character to match the streetscape, which is mixed. Conditions are recommended relating to material samples, cladding details, window/door details and details of bin and bike stores. The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and is in accordance with Policy 52 (a) and 53. Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 53, 55, 56, 57, 58 and 59 and the NPPF.
- 10.14 Trees**
- 10.15 Policies 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.16 The application is accompanied by an Arboricultural Impact Assessment. Three trees are to be removed as part of the proposal. This is considered acceptable. A Tree protection plan and a Arboricultural Method Statement will be required to protect the trees to be retained whilst construction is underway. Replacement tree planting will be required as a part of a landscaping scheme.

10.17 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

10.18 Carbon Reduction and Sustainable Design

10.19 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.20 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions.

10.21 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

10.22 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

10.23 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.24 Biodiversity

10.25 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

10.26 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and that biodiversity net gain is delivered.

10.27 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with policies 57, 69 and 70 of the Cambridge Local Plan (2018).

10.28 Water Management and Flood Risk

10.29 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

10.30 The site is in Flood Zone 1 and is therefore not considered at risk of flooding.

10.31 The Council's Sustainable Drainage Engineer has advised that the proposals have indicated a surface water drainage strategy but there is no site-specific infiltration testing. As there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

10.32 The Local Lead Flood Authority has advised that surface water from the proposed development can be managed through the use of permeable paving across all hardstanding areas of the development before infiltrating into the ground beneath the site. In the event that infiltration testing fails and is not feasible at the development, a connection could be made to the Anglian Water surface water sewer in Shelford Road, discharging at a rate of 2.0l/s.

10.33 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.34 Highway Safety and Transport Impacts

10.35 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

10.36 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.37 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways, who raise no objection to the proposal subject to conditions.

10.38 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.39 **Cycle and Car Parking Provision**

10.40 Cycle Parking

10.41 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support and encourage sustainable transport, provision for cargo and electric bikes should be provided on a proportionate basis. A purpose built and secure external cycle shelter with 6 Sheffield hooped stands for 12 cycles is proposed as well as a cycle parking store within the new build at the main rear entrance. This level and layout of provision satisfies the requirement for secure, covered storage and is policy compliant.

10.42 Car parking

Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking. In this instance the provision of a minimal number of parking spaces would be acceptable in this location, given the site's accessibility to excellent public transport and it being within easy walkable and cyclable distances to the centre of Trumpington (less than 1km).

The Highway Authority does not object to the quantum of proposed car parking. The parking standards require the provision of one visitor space for every four units and three visitor spaces and three allocated parking spaces (one of which is disabled) have been provided.

10.43 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.

- 10.44 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 10.45 Amenity**
- 10.46 Policies 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 10.47 Neighbouring Properties
- 10.48 **Impact on No. 100 Shelford Road** – This property is situated to the NW of the site and has ground and first floor windows facing the flank elevation of the extended section and the front door of this property would face the elevation. These windows serve non habitable rooms. There is a distance of approximately 4.4 metres between elevations.
- 10.49 The proposal would encroach within a 25 degree angle of view by the proposed extension which is 5 metres to eaves level. The extension to 102 and 104 will reduce light to these windows, however as they are non-habitable rooms, this is acceptable.
- 10.50 With regards to overshadowing, the Design and Access Statement includes a Daylight Study. Long shadows are cast from 6am to 7pm on both the existing and proposed plans. Shadows are clear from the curtilage by 9am on the existing plan but takes until 1pm on the proposal. As not more than the half of the garden area is in shadow at the Equinoxes, this is considered acceptable and in line with BRE Guidance.
- 10.51 With regards to rear facing ground floor windows, the extension would be inset by approximately one metre from the common boundary and would extend by approximately 8 metres to the rear of this dwelling. It would not be harmful through loss of light and given the inset from the boundary and intervening outbuildings on the boundary, the proposal is not considered to be overbearing.
- 10.52 **10 and 15 Trumpington Place** - These properties adjoin the application site to the rear with 10 Trumpington Place sited behind the New Build and 15 Trumpington Place sited behind the Refurbished Building. The properties at 10 and 15 Trumpington Place adjoin the application site to the west.
- 10.53 Both of these properties present side elevations towards the application site in which there are first floor windows, which project from the side wall but which are canted so that views from these windows are directed forwards instead of sideways, so they do not currently overlook the existing application site. Owing to the form of these windows, which is similar to a light tube, these are not considered to primarily provide a view, but to provide a source of light.

- 10.54 As such it is considered that there will be no direct interlooking between the first-floor windows and balconies/terraces/winter gardens and these properties in Trumpington Place. Views in any case would be oblique with the intervening distance a minimum of 15 metres. With respect to the impact of interlooking from the first floor to the front and rear elevations of the properties in Trumpington Place, given the oblique angle between windows and the intervening distance, this is not considered to be harmful.
- 10.55 With regards to potential for loss of privacy through overlooking of the rear gardens of these properties, given the distance of 11 metres to the boundary and intervening boundary treatment, plus proposed landscaping along this boundary, it is considered that a detrimental loss of privacy would not occur as a result of the proposal. Given the terrace to the second floor flat would be elevated, a condition will be attached to ensure that there is no overlooking to the garden of 10 Trumpington Place requiring the glass balustrade is at least 1.7 metres high and obscurely glazed.
- 10.56 Future Occupants
- 10.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 10.58 The gross internal floor space measurements for units in this application are shown in the table below:

| Unit | Number of bedrooms | Number of bed spaces (persons) | Number of storeys | Policy Size requirement (m ²) | Proposed size of unit | Difference in size |
|-----------------------------|--------------------|--------------------------------|-------------------|---|-----------------------|--------------------|
| Converted building | | | | | | |
| 1 | 1 | 2 | 1 | 50 | 51 | |
| 2 | 1 | 2 | 1 | 50 | 53 | |
| 3 | 1 | 2 | 1 | 50 | 52 | |
| 4 | 1 | 2 | 1 | 50 | 50 | |
| 5 | 1 | 2 | 1 | 50 | 56 | |
| 6 | 1 | 2 | 1 | 50 | 61 | |
| 7 | 1 | 2 | 1 | 50 | 60 | |
| Replacement building | | | | | | |
| 1 | 1 | 2 | 1 | 50 | 52 | |
| 2 | 2 | 3 | 1 | 61 | 68 | |
| 3 | 1 | 2 | 1 | 50 | 52 | |
| 4 | 1 | 2 | 1 | 50 | 54 | |
| 5 | 1 | 2 | 1 | 50 | 52 | |

- 10.59 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so. All the units in the converted building meet the standards.

Size of external amenity space

- 10.60 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. All units proposed have outdoor amenity space. The ground floor units all have direct access to private amenity space which is to the rear of the buildings and in a position sheltered and less exposed to traffic noise greatly improving the quality of this space. Threshold planting will be required to ensure a degree of privacy and to define private and communal areas. The flats closest to the road junction would have winter gardens. Each of the balconies in the refurbished building would have a screen to prevent sideways views into other balconies in the building but also to prevent overlooking into the rear garden of 100 Shelford Road. The second floor flat (Flat 6) would have a terrace that is open to the sky but is enclosed by walls and an obscurely glazed privacy screen. Flats 4 and 5 would have winter gardens. In the opinion of Officers, the proposal provides a high-quality (and accessible) living environment and an appropriate standard of residential amenity for future occupiers, and Officers consider that in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 53.
- 10.61 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. As part of this proposal entails a new build, compliance with policy 51 and the requirements of Part M4 (2) of the Building Regulations is required. The new build provides lift access to the three flats on the upper floors of the new building and is considered to comply with policy 51.
- 10.62 With respect to accessibility to the first floor flats in the conversion of 102-104 Shelford Road, the existing dwelling is being extended to create the staircase and access to the first floor flats. However, owing to the internal layout of the existing building, two separate staircases are proposed. Amendments have been made to accommodate one lift which will provide access to units 5 and 6. To meet nationally described space standards it would be unviable to accommodate a second lift to access unit 4.
- 10.63 Building regulation Part M volume 2 paragraph 3.34C states that the lift car should be 1100mm x 1400mm for accompanied passengers. Due to space constraints, the lift proposed is an enclosed platform lift with a lift car of 950 x 1400, compliant for unattended wheelchair use. Due to the height of the lift shaft, it will project out the roof by about 200mm. This is considered acceptable and through good design this projection can be concealed.
- 10.64 The provision of lift access to two out of the three proposed first floor flats is considered acceptable, given Flat 4 would be accommodated within the existing envelope of the building, there is no requirement for compliance with Building Regulations Part M4(2).

- 10.65 Officers consider that the layout and configuration enables inclusive access and future proofing for the proposed new units. For the converted building, it is not practicable to require full part M4(2) compliance in this instance.
- 10.66 Construction and Environmental Impacts
- 10.67 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimised through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.68 The Council's Environmental Health team have assessed the application and are content the future occupiers closest to the road junction of Shelford Road and Addenbrooke's' Road would not be subject to significant noise pollution. Winter gardens offer a solution to the first floor terraces as part of 106-108 Shelford road to deliver adequate private amenity space. and recommended conditions are attached.
- 10.69 Summary
- 10.70 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.
- 10.71 Other Matters**
- 10.72 Bins
- 10.73 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The bin store to the new build is integrated and accessible from the front elevation. The bin store to 102-104 Shelford Road has been located along the eastern edge of the building and is accessed externally. The applicant will need to ensure a robust design to mitigate potential noise transference, along with adequate ventilation.
- 10.74 Planning Balance**
- 10.75 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.76 The proposal would result in the loss of four family sized dwellings. However, the proposal would create twelve flats which would result in an increase in the housing stock. Eleven of these units would be accessible and all meet internal space standards. All have direct access to outdoor private amenity space. The proposal would provide a good level of amenity for future

occupiers and would not have a detrimental impact on the visual amenities of the surrounding area nor a detrimental impact on the amenity of adjacent residential properties.

10.77 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.78 Recommendation

10.79 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3 No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Surface Water Drainage Statement prepared by BLI Consulting Engineers (ref: BLI.2019.11 Rev 1) dated 25th February 2019 and the submitted Technical Note prepared by BLI Consulting Engineers (ref: BLI.2019.11 Rev 00) dated 28 November 2019 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal

elements and including an allowance for urban creep, together with an assessment of system performance;

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 4 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework. (Cambridge Local Plan 2018 policies 31 and 32).

- 5 No demolition or construction works shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

- 6 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 7 No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 8 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 9 There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0930 hours and 1530 hours on Monday to Friday, 0930 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties and in the interests of highway safety. (Cambridge Local Plan 2018 policies 35 and 81).

- 10 To protect future occupants against external noise impacts, the development as approved shall be constructed and retained thereafter fully in accordance with the noise insulation scheme and mitigation measures including ventilation requirements as detailed in the submitted documents:

- Noise Survey and Assessment (Ref: 18038-003) produced by Philip Acoustics Ltd and dated December 2018

- Addendum to Noise Assessment Report (Ref:18038-004) produced by Philip Acoustics Ltd and dated 27th January 2020.
- Drawing 'Plans, Elevation and Perspective View - Replacement Building (Ref: DR-A-1001 Rev PL7) produced by Bidwells
- Letter from Bidwells (Ref: 33864) dated 5th March 2020 detailing revisions to design

Reason: To protect the amenity of residential premises (Cambridge Local Plan 2018 Policy 35)

- 11 Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating a minimum of 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to communal / courtyard parking spaces, designed and installed in accordance with BS EN 61851 shall be submitted to and approved in writing by the Local Planning Authority.

Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 12 No development shall take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority.

The scheme must include details as to how a 10% net gain in biodiversity has been accomplished, and details of integrated bat and bird nesting boxes, and native and non native planting that encourages biodiversity by providing nesting / roosting cover, berries, flowers etc.

The plan shall include:

The specification, number and location of bird and bat box provision.
 Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.
 Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings.
 Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason: To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

- 13 Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 14 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 15 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of

the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 16 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 17 No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include include non-masonry walling systems, brickwork, windows, doors and entrances, porches and canopies, roof cladding, balustrades and rain water goods. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

- 18 No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including gaps for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse, cycle or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of

species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

- 19 Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

- 20 Prior to first occupation of the development, hereby permitted, details of the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include the siting of the external cycle store. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

The cycle store hereby approved shall be fully installed in accordance with the approved details prior to first occupation and maintained and retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82)

- 21 The flat roof(s) hereby approved including the bike shelter and bins store shall incorporate a biodiverse green roof to maximize biodiversity net gain. The flat roof on the site shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self vegetate.

The flat sections of roof adjacent to the second floor terraces hereby permitted shall not be used as a balcony, roof garden or amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policy 31)

- 22 The development, hereby permitted, shall not be used or occupied until the approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013, as set out in the Energy Statement (Compass Energy Solutions, December 2019) has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 23 Water efficiency standards for all residential units on the scheme shall be carried out in accordance with the water efficiency specification set out in the Part G Compliance Report, Compass Energy Solutions, 11 December 2019, which sets out the measures to be implemented to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 24 The photovoltaic panels to the roof of the building and shown indicatively on drawing number DR-A-0004 Rev PL6 shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

- 25 Prior to the first occupation of the proposed residential units, the existing accesses to 102-104 and 106-108 Shelford Road shown on drawing number DR-A-0001Rev PL2 shall be removed and returned to grass verge broadly in accordance with the scheme shown on drawing number DR-A-

0002 PL6. These works are to include for the removal of all hard paving, subgrade and the like.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

- 26 Prior to first use, the first floor rear balconies shall be fitted with a solid or obscure privacy screen to at least Pilkington Level 3 to a height of 1.7 metres above floor level as shown on the approved drawings DR-A-1003 Rev PL7. The screens shall be maintained and retained thereafter.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

- 27 Prior to first use, the second floor rear balcony shall be fitted with a solid or obscure privacy screen to at least Pilkington Level 3 at a height of 1.7 metres above floor level. The screen shall be maintained and retained thereafter.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

- 30 Prior to first occupation, a scheme showing the position of building names and numbers and showing secure letter boxes conveniently located and accessible from the street; shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be maintained thereafter.

Reason: To ensure high quality new buildings. (Cambridge Local Plan 2018 Policy 57(g))

Informatives

- 1 Infiltration rates should be worked out in accordance with BRE 365. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.
- 2 The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
- 3 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or

interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

- 4 No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate/ door/ ground floor window shall open outwards over the public highway.
- 5 Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
- 6 Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.
- 7 In order to facilitate the upgrade of heating systems to efficient (i.e. heat pump) electric heating, radiators shall be sized and fitted on the basis of running at a maximum of 45°C flow temperature to all residential units. In addition, for all residential units identify an appropriate space for external air source heat pump units that are acceptable within permitted development requirements for noise, proximity to boundaries and physical size and provide valved and blanked pipe work connections between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank is to incorporate sufficient heat exchanger area and storage volume to allow a designated heat pump system with domestic hot water capabilities to be used without the need for replacement or upgrade.
- 8 The Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
- 9 The dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
- 10 To satisfy the condition requirements the applicant / developer will need to demonstrate that practical consideration has been given to all aspects of Electric Vehicle (EV) charge point infrastructure installation and that the provision of an operational EV charge point or multiple points is deliverable, as part of the residential and/or commercial development. The intention or commitment in principle to install an active EV charge point will not be considered acceptable. Information should include numbers of charge points, intentions for active and passive provision, location, layout (including

placement of EV infrastructure), Charge Rates of active EV charge points (slow, rapid or fast) and availability of power supply.

- 11 All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
- 12 Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs